

(A)
Part (A)- HOUSING & URBAN DEVELOPMENT PART OF THE PROJECT.

General aspects:-

i)- Flats:

Type.	No.	Size.	Premium.	Rent/flat/ annum.
E/W/S.	642	27.31 SM	Nil	546.
L I G.	107	41.81 SM	nil	1672.
M I G I	104	47.61 SM	Nil	1904.
M I G II	56	51.10 SM	Nil	2222.
Transit centers.	80	20.40 SM	nil	Rent free.
Total	983			*

ii)- Shops:

Type (SM)	No.	Premium/ shop.	Rent/Shop/ annum.
25.57 (SM) Front.	368	15342/-	2557
14.32 -do-	52	8592/-	1432
15.16 -do-	761	9096/-	1516
15.16 Rear.		4548/-	758
19.18 Front.	26	11508	1918
23.83 -do-	26	14298/-	2383
19.18 Rear.	26	5754/-	959
23.83 -do-	26	7149/-	1192
24.36 Front	50	14616/-	2436
24.36 Corners		7308/-	1218
Total:-	1335		

iii)- Super Bazaars:

Size of set Sq. Mt.	No. of sets.	Premium/ shet.	Rent/Set.
223	4	50,000	11,150/-

iv)- Plots:

Type.	Size.	No.	Sale price / plot.
Cinema.	2530 Sq.M.	2	150/ Sq.Mt.(3.795 lakhs) (recoverable in 3 equal annual instalments).
Petrol pump	1010 -do-	2	150/ Sq.Mt.(1.518 lakhs) (recoverable in 3 equal annual instalments).
Community buildings.	Varying refer plans.	3	150/ Sq.Mt.(recoverable in 3 equal annual instalments)
Shop.	26.58 Sq.M.	80	300/- /Sq.Mt.(7974/-)
Shops Cum Flat.	74.30 Sq.M.	50	300/-/Sq.Mt.(22290/-)

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(1)- COMMUNITY FACILITIES:

Community facilities for a development of this kind will include sites for a petrol pump, areas for parking, a Cinema Hall site, a Post and Telegraph Office, a Police Station and a Sub Office of the Local Authority for controlling and Development. All these facilities have been provided. Facilities for residential development, such as Schools, Health Centers exist in the area, which can meet the requirements satisfactorily.

(2)- ARCHITECTURAL ASPECT:

Over a length of 3.75 KM the street elevations have been punctuated. Single Storey house, Three storey shops cum flats, 2 storey office building have been interspersed in a homogenous manner in order that no monotony is created. Also charges will be made in the designs of individual blocks ^{con}insulation with HUDCO during construction period according to the demand.

(3)- PHASING OF LAND ACQUISITION AND DEVELOPMENT:

Award for land acquisition has been finalized by the Collector, Land Acquisition. In order that the land acquisition of land and buildings is envisaged over a period of two years (1973-75). Phasing of the development follows a modest start in first year, grows in second year, reached its optimum in 3rd year and falls in the 4th year of work programme.

- (4)- - Economics of each unit of development has been described in full detail in the proforma. The scheme costs Rs. 332.12 lacs on land acquisition, development construction of buildings. Break up is given as under:-

a. Land acquisition.	Rs. 63.53 lacs.
b. Land Development.	Rs. 17.10 lacs.
c. Construction of buildings inclu: supervisory charges.	<u>Rs. 251.49 lacs</u>
Total:-	<u>Rs. 332.12 lacs.</u>

- (5)- - Economics of plots, flats and shops has been worked out in the proforma. Whereas returns by way of premia and

rents are expected on shops, the rentals of flats are, by and large, on no profit and no loss basis. Flats allocated to economically weaker sections of the community will have 50% subsidy in rentals.

(6) - The premia and rents on the shops and superbazars sets have been estimated on analogous basis. Random sample survey has been conducted at such places in the City where similar conditions exist.

(7) - The estimates have been placed on lower side to provide for a factor of safety. The actual returns to exceed the estimated figures after the scheme is completed and the Bazar comes into a developed form.

(8) - REQUIREMENT OF LOAN:

Amount of loan required,	Quarter-wise				Total
	I	II	III	IV	
1st year (1973-74).	-	63.00	-	35.45	98.45
2nd year (1974-75).	50.00	20.00	20.00	13.40	103.40
3rd year (1975-76).	30.00	20.00	20.00	34.54	104.54
4th year (1976-77)	-	10.00	-	15.73	25.73
	80.00	113.00	40.00	99.12	332.12

(9) - SECURITY:

Details of security to be given against the loan (in case of mortgage, give a list of all the properties together with their valuation certified by independent valuers).

State Government Security.

(10) - PROGRESS OF PAYMENTS:

When and in what Installments.		
	1974-75	26.43
	1975-76	40.79
	1976-77	67.33
	1977-78	60.16
	1978-79	27.42
	1979-80	26.27
	1980-81	28.06
	1981-82	28.20
	1982-83	27.46
	Total	332.12 lacs

(11) - PHYSICAL DETAILS:

1. Land:

a. Area already acquired and in possession

(In Hect
Nil

b. Area acquired but not yet in possession (with likely date of possess).	} 1/2 of the land will be acquired in the current year & half in the next year.	Nil
c. Area in the process of acquisition with likely dates of completion of acquisition.		5.45
d. Balance to be acquired	Total:-	<u>1.35</u> 6.80 Hectors.

2. Break up of utilisation of land
i.e. areas earmarked for:

a. Residential sites:	Area in Sq.Mt.	Area in Hectors.	% of Total land
i. Transit Centers.	1632	} 1.40	20.6%
ii. E. W. S.	5844		
iii. L. I. G.	1491		
iv. M. I. G. I.	1650		
v. M. I. G. II.	852		
vi. N. I. G. Plots.	2477		
b. Parks and open spaces:		0.17	2.5%
c. Roads and streets.		2.00	29.4%
d. Shopping Centers.		3.06	45.0%
e. Indl/Comm sites		6.17	2.5%
f. Comm. buildings.			
Total		6.80	100%

These terms wherever used in this proforma stand for:-

i. S.C.S.	Slum Clearance Scheme.
ii. E.W.S.	Economically weaker sections.
iii. L.I.G.	Lower Income Group.
iv. M.I.G.	Middle Income Group.
v. H.I.G.	Higher Income Group.
vi. Indl/comm.	Industrial / Commercial.
vii. Com. Bldgs.	Community buildings, Schools, Hospital etc.

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OVERALL FINANCIAL PICTURE
(a) - Yearwise Phasing of expenditure on development/construction.

Area in hectares and rate per hectare.

(1) Year.	Land Acquisition Area	Rate	Amount	Development		Development		Total amount (Rs. Lakhs)
				Area	Rate	Amount	in lac Rs.	
1st year 1973-74.	3.40	9.34	31.765	1.43	2.32	3.32	3.32	35.42
2nd year 1974-75	3.40	9.34	31.765	2.46	2.32	4.78	4.78	36.83
3rd year 1975-76	-	-	-	3.21	2.32	7.45	7.45	8.19
Total	6.80	-	63.53	-	-	15.55	15.55	80.63

Year.	(2) Construction:-			L. I. G.			M. I. G. (I)			M. I. G. (II)		
	E. M. S. No.	Unit costs.	Amount.	No.	Unit cost	Amount.	No.	UNIT COSTS.	AMOUNT	No.	UNIT COSTS.	AMOUNT.
1973-74	156	10975	1712400	26	16802	436852	-	-	-	50	19435	971750
1974-75	192	10975	2107200	326	16802	537664	16	17766	284256	-	-	-
1975-76	222	10975	2436450	37	16802	621674	88	17766	1563408	-	-	-
1976-77	72	10975	790200	12	16802	201624	-	-	-	-	-	-
Total	612	-	7045950	107	-	1797814	104	-	1847665	50	-	-

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Total	2,47,84,272
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Land Acquisition	:-	63.53
Development	:-	17.10
Construction	:-	247.84
Total :-		<u>328.47</u>

STATEMENT SHOWING ANNUAL RETURNS

1973-74 ... Nil.
 1974-75 Premium of shops @ 600/- Sq.Mt. front shop and 300/Sq.Mt. Corner shops. Rupees in Lakhs.

1. Premium

84 full depth shops 25.57 sq.mt. @ Rs. 15342/-	12.89
12 shops 14.32 sq.mt. @ Rs. 8592/-	1.03
98 shops 15.16 sq.mt. @ Rs. 9096/-	8.91
40 No: shops 24.36 sq.mt. @ Rs. 14616/-	5.84
10 shops (corner) 24.36 sq.mt. @ Rs. 7326/-	0.37
244	29.40

2. Rents:

A. On shops @ 100/-/Sq.Mt. for front and 50/-/Sq.Mt. for rear for 6 months of 1974-75.

84 full depth shops 25.57 sq.mt. size @ 2557/-	107394
12 shops 14.32 sq.mt. size @ 1432/-	8592
98 shops 15.16 sq.mt. size @ 1516/-	74284
40 shops 24.36 sq.mt. size @ Rs 2436/-	48720
10 corner shops 24.36 sq. mt. @ Rs. 1218/-	6090/-
244	245080

B. Flats:- (built in 1973-74) for six months of 1974-75 only.

156 E.W.S. single room tenements 27.31 Sq.Mt. area @ Rs. 20/-/Sq.Mt./Annum @ 546.2	42604
26 IIG two roomed flats 41.81 sq.mt. @ 40/-/sq.mt. = 1672.40	21741
50 MIG II two roomed flats 51.10 sq.mt. @ 40/-/sq.Mt. = 2022/-	50500
Total flats:- 232	114845
Total rents:- = (2.45 + 1.15) = 3.60 lakhs.	

3. Outright sale of Commercial Plots:

9 Nos. 149 Sq.Mt. size each @ Rs. 300/-/Sq.mt. 4.025 lac

(29.40 + 3.60 + 4.00) G. Total 37.00

1975-76:

Premium of shops @ 600/-/Sq.Mt. front @ Rs. 300/- per Sq.Mt. Rear.

1. Premium:

a. On Shops.

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1. Premium:
A. On shops.

112 No: full depth shos 25.57 Sq.mt. size @ 15342.	17.183
16 No: front shops 14.32 Sq. Mt. size @ 8502	1.375
190 No: front shops 15.16 Sq. Mt. size @ 9096	17.282
30 No: Rear shops 15.16 Sq. Mt. size. @ 4548	1.360
4 No: Front shops 18.18 Sq. Mt. size. @ 11508	0.466
5 No: Front shops 23.83 Sq. Mt. size @ 14298	0.570
4 No: Rear shops 18.18 Sq. Mt. size @ 5754	0.230
4 No: Rear shops 2383 Sq. Mt. size @ 7149	0.286
----- 364	----- 38.746

B. On Super Bazar

2 Sets of Super Bazar 223 Sq. Mt. size each at Rs. 50000/-	1.00 Lac
Total Premium	39.75 Lac

2. Rents.

A. On shops

i) on 244 No: shops (rented out in 1974-75 2 x 2.45 lakhs (see 1974-75 returns)	4.90 lacs
ii) on 364 shops (rented out in 1975-76 for six months only).	
Front 112 No: 25.57 Sq.Mt. size @ 2557/- Pa.	14319
front 16 No: 14.32 -do- @ 1432/- Pa.	1145
front 190 Nos. 15.16 -do- @ 1576/- Pa.	14422
Rear 30 Nos. 15.16 -do- @ 758/- Pa.	11370
Front 4 Nos. 19.18 * -do- @ 1918/- Pa.	3836
front 4 Nos. 23.83 -do- @ 2382/- Pa.	4768
Rear 4 Nos. 18.18 -do- @ 1918/- Pa.	1918
Rear 4 Nos. 23.83 -do- @ 1192/-	2384/-
	322938

Total (i) + (ii) = 608 (4.90 + 3.23) = 8.13 lakhs.

B. On flats:

i) on 232 flats rented out in 1974-75 (refer 1974-75 returns) 2x1.15 lacs)	
ii) On 240 flats (built in 1974-75) (for six months of 1975-76 only).	= 2.30 lacs.
192 EWS of 27.31 Sq.Mt. @ 20/-/Sq.Mt.	52435
32 L-G of 41.81 -do- @ 40/-/Sq.Mt.	26759
16 MIG of 1 of 47.51 -do- @ 40/-/Sq.Mt.	15235
Total 240	94429

Total

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Total (i) + (ii) = 472 flats = (2.30 + 0.94) = 3.24 lacs.
C. Super Bazar Sets (for six months only). !

2 sets 223 sq.Mt. each @ 50/-/Sq.Mt. per annum 11150.00
 = 11.48
 Total rents = (8.13 + 3.24 + 0.11)

D. Out right sale of commercial sites.

1. 7 plots of 14-9 sq.mt. @ 300/- 3,12,900
 ii. 2 plots of 111.50 sq.mt. -do- 66,900
 Nos. 9 3,79,800

G. Total = (39.75 + 11,483.80) = 55.03

1976-77
 1. Premium A. on shops @ 600/-Sq.Mt. front and each Rs. 300/-
 per sq.mt. rear. 1994460

130 No: Rear shops 25.57 sq.mt. @ 15342 154656
 18 front shops 14.32 @ 8592

219 No. front shops 15.16 @ 9096 1992024
 75 No. rear shops 15.16 @ 4548 341100
 22 No: front shops 19.18 @ 11508 253176
 22 No: front shops 23.83 @ 14298 314556
 22 No: Rear shops 19.18 @ 5754 126588
 22 No: rear shops 23.83 @ 7149 157278
 53.34

B. Two sets of super bazar 223 Sq. Mt. each 1.00
 at Rs. 50000/- set
 Total premia = 54.34

2 Rents.

A. On shops

i. On 244 shops built in first phase i.e. (1973-74)
 = 4.90 lakhs.
 = 6.46 lakhs.

ii. on 364 " (1974-75). "

iii. on 530 shops as above for six months only
 built in 1975-76).

Front 130 shops 25.57 Sq. mt. size at 2557 = 1,66,205
 Front 18 " 14.32 at 1432 ... 12,888
 Front 219 " " 15.16 at 1516 1,66,002
 Rear 75 shops " " 15.16 at 1516 28,388
 Front 22 shops " " 19.18 at 1118 21,098
 Front 22 " " 23.83 at 5983 26,212
 Rear 22 " " 19.18 at 959 10,549
 Rear 22 " " 23.83 at 1192 13,112
 4,14,492
 Total 1138 No: 15.80 lakhs.

B. On Flats:

i. on 232 flats built in first phase. 2.30 lakhs
 ii. on 240 flats -di- 2nd 1.89 lakhs

iii. on 347 flats (built in 75-76) for
 six months only.

222 E.M.S. of 27.31 Sq.Mt. @ 20/-/Sq.Mt. 60628.00
 37 L.I.G. of 41.31 sq. Mt. @ 40/-/Sq.Mt. 30939.00
 12 M.I.G. of 47.61 Sq.Mt. @ 40/-/Sq. Mt. 83794.00
 347 Nos. 1,75,361.00

Total 819 flats Total rent of flats 2.30 + 1.89 + 1.75 =
 = 5.94 lacs.

C. Super Bazar Sets.
 2 sets built in 1974-75 and rented out in 1975-76 @ 50/-/Sq.Mt. 22300.00
 per annum.
 2 sets built in 1975-76 and rented out in 11150.00
 1976-77 @ 50/-/Sq. Mt. P. Annun. 33450.00
 Total 4 sets for six months only.
 Total rent (15.80 + 5.94 + 0.33) = 22.07 lakhs

3. Outright sale of plots:

i. 3 plots of 149 sq.mt. size @ 300/- 1,34,100
 ii. 2 plots of 11.5 sq.mt. size @ 300/- 66,900
 Total 5 plots. 2,01,000

4. Sale of plots on instalments basis:

i. No. cinema hall site 2330 sq. Mt. @ Rs. 150/-Sq.Mt.
 = 3,79,500 (to be recovered in 3 equal instal.) 1,26,500

ii. 1 No. petrol pump site 1012 sq.Mt. @ 150/-
 1,51,800 (to be recovered in 3 equal instal)
 in 3 years. 30,600

iii. 3 No. community building sites 1771 sq.mt.
 1,26,650 (to be recovered in @ 150/- 3 equal
 instalments in 3 years). 88,350
 Grant total (54.34 + 22.07 + 2.0 + 2.66) = 81.80

1977-78.

i. Premium; Premiums @ 600/-Sq. per Sq.mt.
 front and Rs.300/- Sq. mt. rear.

A. On shops.

42 No. rear shops 25.57 sq.mt. size @ 15342 6,44,364
 6 No. front shops 14.32 sq.mt. size @ 8592 51,552
 138 No. front shops 15.16 sq.mt. @ 9096 12,55,248
 11 No. rear shops 15.16 -do- @ 9548 50,028
 197 20,01,192

3. Rents: A. On Shops.

i. on 240 shops built in first phase. 4.90 lakhs.
 ii. 364 shops built in 2nd phase. 6.46 lakhs
 iii. on 530 shops build in 3rd phase. 8.89 lakhs,
 iv. on 197 shops as above for six monthly only:
 front 42 No. shops 25.57 sq.mt. size @ 2557/-Pa. 53697
 front 6 no. shops 14.32 sq.mt. @ 1432/-Pa. 104604
 rear 11 shops 15.16 @ Rs. 758/Pa. 4169
 166766
 Total 1335 shops (4.90 + 6.46 + 8.89 + 1.67) = 21.92 lakhs.

B. On flats:

i. on 232 flats built in 1st phase. 2.30 lakhs
 ii. on 249 flats built in 2nd phase. 1.89 lakhs
 iii. on 347 flats built in 3rd phase. 3.50 lakhs
 iv. on 34 flats (built in 1976-77) for 6 mon. only.
 2 E.W.S. of 27.31 sq.mt. @ 20/-/Sq.Mt. 10663
 2 LIG of 47.61 Sq.mt @ 40/-/Sq.Mt. 21089
 Total 903 flats (2.30 + 1.89 + 3.50 + 0.31) = 8.00
 i. On 1 No. sets of super Bazar of 223 sq.mt. each 44600
 Total rent 30.37 (21.92 + 8.00 + 0.45)

3. Outright sale of plots:

i. No. plots of 74.30 sq.mt. size @ 300/-Sq.Mt. 11,14,500
 ii. No. of 26.58 -do- -do- 6,32,920
 17,52,420

4. Sale on plots on instalment basis.

2nd instalment of 5 No: plots sold in 1976-77

	1,36,500
	50,600
	88,550
	<u>5,28,550</u>

53+2.66 = 70.56

G.Total $(20.01+30.37+17.52+2.66) = 70.56$

1978-79. (1) Rents. (A) Cn Shops.

i. 24 shops built in 1st whas.	
ii. 364 shops bdo-	2nd. -do-
iii. 530 -do-	3rd. -do-
iv. 197 -do-	4th. -do-
Total 1335 shops.	

B. In flats.

1. 232 flats built in 1st phase.	
2. 240 -do-	2nd -do-
3. 347 -do-	3rd -do-
4. 84 -do-	4th -do-
Total 903	

Total 903
G. on 4 sets of super bazar of 22 sq. mt. @ 50/-/sq./PA. 44600
G. Total (21.02+8.31+.45) rents 30.68

2. Sale of plots on instalment basis.

2. Sale of plots on instalment basis.	
1. 3rd instalment of 5 No. plots sold in 76.77	1,26,500
	50,600
	88,500
SubTotal	2,65,650

11. Sale of 1 No. Citena Hall site 2540 Sq. mt.
 @ \$1500 / SM Instalment. 3.79,500)

iii. Sale of 1 No: Petrol pump 1012 sq. @150/-
/Sq.Mt. Instalment (1.5 -1800)

Total 2 Nos.

Total instalment basis.

Grand Total (30.68+4.43)

1070-80.

1970-80.
1. Rent. (A) on shops 1335 fhos as to as in 78-79 21.92

(B) on 983 flats -do-

(C) 4 sites of super bazar -do-

1980-81

1. Rent:- (A) on 1335 shops same as before.

(b) on 903 flats same as before.

(c) 4 site of super bazars -do-

Total

2. Receipts of instalments for 2 No.
plots on sold instalments basis 78-79

2981-P2.

Rent:-

on 1335 shops as before.

on flats -do-

on 4 sites of s.bazar. -do-

Total

Mohan/2/5/23/
Jew: & Dmg. Divn: /

THE END (H & U D PART)